Karen Johnson Davidson County
Batch# 1389112 DEEDWARR
03/05/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20260305-0017856

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-8-2028
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephen G. Gorham	Stephen G. Gorham	103080B40900
(NAME) 6315 Saint Henry Dr. ~~409 Sloan Road~~	(NAME) 6315 Saint Henry Drive	
(ADDRESS) 37215 Nashville, TN ~~37209~~	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **409 Sloan Road, LLC a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen G. Gorham, a single man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 409, Building C, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase IV, a horizontal property regime established by Master Deed of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Parklane Condominiums, Phase IV attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to 409 SLOAN ROAD LLC, A TENNESSEE LIMITED LIABILITY COMPANY, from RACHEL WILSON, UNMARRIED by deed of record as Instrument No. 20240513-0034899, dated April 26, 2024, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 409 Sloan Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 4th day of March, 2026.

409 Sloan Road, LLC a Tennessee limited liability company

BY: _____
Anne Lineberger
Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anne Lineberger, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be sole member of 409 Sloan Road, LLC a Tennessee limited liability company and that she as such sole member being authorized so to do, executed the foregoing instrument by signing the name of the company by herself as sole member, in its capacity as sole meber for 409 Sloan Road, LLC a Tennessee limited liability and executed the same for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2026

_____
Notary Public

My commission expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03-05-2026.

Affiant Signature — Date: 03-05-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-05-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY